LEGEND

STE_

__STORM DRAINAGE EASEMENT(PRIVATE) ___PUBLIC STORM DRAINAGE EASEMENT

COMMON OPEN SPACE

RIGHT-OF-WAY LINE

- ZONING MBL/YARD LINE

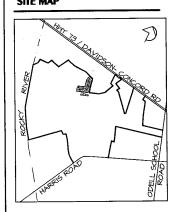
- LOT LINE/PROPERTY LINE

_RIGHT OF WAY __SANITARY SEMER __MINIMUM BUILDING LINE __SIGHT TRIANGLE ESM'T __REAR YARD

_____STORM/SEMER EASEMENT LINE



VICINITY MAP SITE MAP



On corner lots, the address will be ssued at the time the zoning ermit is issued. Just indicate the name of the plat and the lot umber on the zoning application

NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION
- THE SEARCH OR DIVINOVALIANT THE STREET OF TH
- EFFECTIVE DATE: 1/2/94. TAX PARCEL NOS. 468I-I8-74II
- 6. REFERENCES: DB 2430 PG 224, DB 1439 PG 194
- PETBLENCES BY 2430 PG 224, DB 1939 PG 934

 DB 1004 PG 176, DB 232 PG 216

 THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE
 COMPANY DB 24 PG 37, DUKE POWER COMPANY DB 55

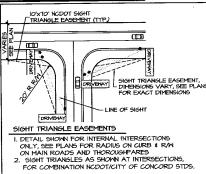
 PG 377, NC DEPT. OF TRANSPORTATION DB 37 PG 235.

 PLBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD.
- SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM.
- OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
- ASSULIA IUN, UEVELUMEN UR HS ASSIGNS.
 ACTIVE OPEN SPACE (IO-\$442560X20XB) \$88,512.00
 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE.
 NOTE* PER 65,364 THE ACTUAL CONTREUTION SHALL BE
 DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF
 FINAL PLAT APPROVAL IS CRANTED.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD.
 ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.

KENNEY DESIGN GROUP, PA

CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@VNET.NET

SIGHT TRIANGLE EASEMENT DETAIL



MOSS CREEK VILLAGE (PH.Ic)
THE MEADONS at MOSS CREEK MAP
DB 43 PG 67

BRODERICK STREET NW

[5]

FILED FOR REGISTRATION ON THE ____DAY OF_____2O__ AT _____O'CLOCK __M AND REGISTBRED IN THE OFFICE OF THE REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA BOOK.....

OFFICE REGISTER OF DEEDS

LINDA F. McABEE REGISTER OF DEEDS

CM 2 N 616,740.58, E 1,481,137.32 N67*5358"E 3019,14" (GROUND DIST) 3018,68" (GRID DIST) TO N65 MON. "ORCHARD" GCF= 0,999848947 (NAD 83)

566 1,50 9F96

10.00°

564 1/62 SF

plot pla

519 12,391 SF

120.47· E 185.57· (TOTA/

M950.09M S950.09E

___20' RY

563 spec se

RYAN STREET NW 50 PUBLIC RW

-P SI950 09E 10240

CERTIFICATE OF FEE PAYMENT I, HEREBY CERTIFY THAT ALL FIEES FOR THE CROSSING AT VILLAGES AT MOSS CREEK MAP I PH 3 HAVE BEEN FIAID, OR THAT THE FIEES ARE NOT APPLICABLE

4/6/04 DATE FINANCE DRECTOR

CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

L HERBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM
HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION
REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES
AT MOSS CREEK VILLAGE, (THE CROSSING AT MOSS CREEK MAP I)

4-6-04 W.A. Seamone/af

1] APPLE TREEPT ACE

31,539

5 538 6600 SF

9263 5195

522

520

NGS MONUMENT "ORCHARD" N 619,076.314 E 1,483,934.208

CM I N 616,721.02 , E 1,481,049.70 N61*95'45'E 3054.11' (GROUND DIST) 3056.65' (GRID DIST) TO N65 MON. "ORCHARD" GCF= 0.999848947 (NAD 83)

CERTIFICATE OF SURVEY AND ACCURACY CERTIFICATE OF SURVEY AND ACCURACY

I MOHAL I KENNEY, CERTIFY THAT THE FLAT WAS : ZAWN UNDER
MY SUPERVISON FROM AN ACTUAL SURVEY MADE UNDER MY

SUPERVISON DEED AND ACCURATE OF THE SURVEY MY

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SUPERVISON OF THE SURVEY OF THE SURVEY MY

THAT THE BOUNDAMES NOT SURVEYED ARE SHOWN AS BROKEN

THAT THE BOUNDAMES NOT SURVEYED ARE SHOWN AS BROKEN

THAT RATIO OF PRECISION AS CALCULATED IS HODOOD, THAT THIS

PLAT WAS PREPARED IN ACCORDING WITH GS. 47-30, AS AMENDED.

THAS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A

COUNTY OR MINICPALITY THAT HAS AN ORDINANCE THAT REGULATES

PARCELS OF LAND.

WITHESS MY CREAMS. SIGNATURE, REG. NO. AND SEAL THIS

30D DAY OF MARCH, AD 2004

NOON PROFESSIONAL LAND SURVEYOR - 13408

> CERTIFICATE OF OWNERSHIP AND DEDICATION
>
> LIBRED CERTEY THAT I AM THE OWNER OF THE PROPERTY SHOWN
>
> AND DESCREED HERSON WHICH IS IN THE SUBONISON JUSTICION
>
> OF THE CITY OF CONCORD, AND THAT I HERED'S SUMIT THIS FLAN
>
> OF SUBONISON WITH MY FREE CONSENT, ESTABLE (4MN BULDNING
>
> SETBACK LINES, AND DEDICATE TO PLEUC USE A L. TIRETES, WALLS,
>
> PARSO CIPH SPACE, AND DEASEMENTS, EXCEPT TO, TOE, SPECOFCALLY
>
> NOCATED AS PRIVATE. AND THAT I WILL MANTAIN ALL SUCH AREAS
>
> LINIT, ACCEPTED BY THE CITY OF CONCORD AND ENTHER THAT
>
> I HERED'S GUARANTEE THAT I WILL CORRECT DEFECTS OF FALLIFE
>
> COMMENCING AFTER A CRITICICATE OF A PERSON OF ONE YEAR
>
> STILLE CITY, OR AFTER THALL ACCEPTANCE OF REQUIRED MERVILMENTS.
>
> WHOLEVER OCCURS LATER. CERTIFICATE OF OWNERSHIP AND DEDICATION

CARD!

OUTESSION,

SEAL

SUR C.

4/5/04 CW July

CERTIFICATE OF FINAL PLAT APPROVAL. CERTIFICATE OF FINAL PLAT APPROVAL.

I HEBEST CERTEY THAT THE PLAT IS NO COMPLIANCE WITH THE SUBDIVISION HEGLIATIONS OF THE CITY OF CONCORD AND THESEFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, FOR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRIS COUNTY RECORD TO DEEDS WITH THE DATE BELOW.

4 6 09

DATE

DATE

DOT PLANNING

DATE

DATE

DOT PLANNING

7/04 PLAT REVIEW OFFICE(3 CERTIFICATE (as required bt G.S. 47-30.2)

STATE OF NORTH CAROLINA

COUNTY OF CASHARDS.

LINE WAY A SEVEN OFFICER OF CABARRUS COUNTY,
CERTIFY THAT THE MAP OF PLAT TO WHICH THE CERTIFICATION
OF PROPERTY OF THE THE MAP OF PLAT TO WHICH THE CERTIFICATION
OF THE MAP OF PLAT TO WHICH THE CERTIFICATION
OF THE MAP O

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

L HERBET CERTIFY THAT ALL STREETS, STORM DRANAGE SYSTEMS, WATER AND SEMBR SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THER NETALLIATION (GLARANTEED), IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CARCULAN PLEY MILAGES AT MOSS COSEX VILLAGE (THE CROSSINGS AT MOSS CHEEK WAS ALL OF THE CROSSINGS AT MOSS CHEEK WAS ALL OF THE STANDARDS OF CONCORD AND THE STATE OF NORTH CARCULAN PLEY MILAGES AT MOSS COSEX VILLAGE (THE CROSSINGS AT MOSS CHEEK WAS ALL OF THE CROSSING AT THE CROSI

LINE TABLE							
LINE	LENGTH	BEARING					
L-I	20.25	N9'50'09'W					
L-2	20.25	SI9"50"09"E					
1-3	1634	N7/19126"W					

CURVE TABLE

CURT	E IAD	<u></u>			_	
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-249	25.00	39.27'	25.00"	35.36	N25'09'5TE	90,00,00
C-250	25.00	39.27	25.001	35.361	N64'50'09'W	90,00,00,
C-25I	25.00'	39.27'	25.00'	35.36	N25'09'5'E	80,00,00.
C-252	170.00	66.42	33.64	66.00'	SO8'38'33'E	22°23'IF
C-253	130.00	67.77'	34.68	67.OI*	SO4'54'02'E	29"52"14"
C-254	25.00'	39.27'	25.001	35.36"	564'50'09'E	80.00,00
C-255	125.00	55.78'	28.36*	55.321	N57'22'49'E	25'34'03'
C-256	125.00"	122.09*	66.41*	117.29*	N6'36'59'E	55'57'38"
C-257	125.00	16.80*	8.41'	16.78"	NI512'48"W	07'41'55"
C-258	125.00	14.02	61.32"	10.10,	N45"I'36"W	5215'40"
C-259	175.00	36.32'	18.23*	36.26'	N65*22'39'W	II53'33"
C-26O	175.00	5l.22°	25.79'	51.04	N5("02"48"W	16'46'10"
C-261	175.00	51.22'	25.79"	5.04	N3416138W	16'46'10'
C-262	175.00	44,37	22.31*	44.26	N8'37'4I'W	14"31'42"
C-263	175.00"	6.87	3.44'	6.87	NIO14'20'W	02"5"0"
C-264	175.001	51.22"	25.79'	5.04'	NOO'43'44"W	16°46'10"
C-265	175,001	51.22	25.79'	51.04	N6'02'26'E	16°46'10"
C-266	175.00	44.68'	22.46'	44.56'	N3I'44'23'E	14"37"43"
C-267	175.00"	21.97'	11.00	21.96*	N42"39"O2"E	0711'35"
C-268	25.001	28.83	16.26	27.26	SI312'20'W	66"04"58"
C-269	25.00	39.27*	25.00'	35.36	S64'50'09'E	90,00,00

[1] 1620 Apple Tree PI NW at 9620 Ravenscroft Ln NW

[2] 1600 Trippett St NW at 580 Indian Beech Ave NW

9570 Indian Beech Ave NW

[3] 1600 Ryan St NW at

[4] 1620 Ryan St NW at

9640 Ravenscroft Ln NW [5] 1600 Broderick St NW at

560 Indian Beech Ave NW

DRAINAGE ESMT. LINE TABLE

LNE LENGTH BEARNS
L-A 9.33' N56°22' 2ZW
L-B 99.17' N56°30' 06'W
L-C 48.95' S06'12' 27'W
L-D 44.36' N64°50' 09'W

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*23'IF
52'14"
хо.оо.
34'03"
57'38"
41'55
5'40"
3.33.
46'10"
46'IO'
31'42"
"5'O"
46'IO"
46'10"
37'43"
711'35"
04'58"
00.00

DEVELOPMENT DATA

RAVENSCROFT LANE NW 50 PUBLIC RW

524

525

ZONING CLASSFICATION: CLRM-2 AREA OF PLAT: 7:50 AC. AREA OF COMMON OPEN SPACE: 0:00 AC. ACREAGE IN LOTS: 5:47 AC. ACREAGE IN STREET R/W: 203 AC. TOTAL LOTS: 31 LINEAR FEET OF STREET:

JEAN FIET OF STREET:

APPLE TREE PLACE NW: 137 LF

RAVB-SCROFT LANE NW: 1064 LF

RYAN STREET NW: 273 LF

NDIAN BEECH AVBBLE NW: 370 LF

TRIPPETT STREET NW: 25 LF

BRODERICK NW: 25 LF

JT DATA:

ŞİDEYARD: 3' REARYARD: 20' INTERNAL / 25' EXTERNAL

4/2/04 REVISED PER CITY OF CONCORD. REVISION SUMMARY

527 4655F

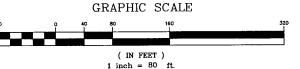
FINAL PLAT MOSS CREEK VILLAGE (Ph. 3) THE CROSSING AT MOSS CREEK MAD 1
City of Concord, Township 3, Cabarrus Ca., North Carolina OWNER: J & B Developmen & MANAGEMENT, INC.

528 4,65 SF

9179 Davidson Highway Concord, NC 28227

1" = 80' Drawn By: 3/15/2004 Job No.: 4399

529 1/25 SF



FRONT SETBACK: 20' (5 LOTS), 30' (26 LOTS)

1316 GREENWOOD CLIFF